013.0	0001	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	937,500	/	937,500
USE VALUE:	937,500	/	937,500
ASSESSED:	937,500	/	937,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72	-74	MARGARET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAROLINA VINCENZA/ TRUSTEE
Owner 2:	72-74 MARGARET ST REALTY TRUST
Owner 3:	
Street 1:	74 MARGARET STREET
Street 2:	APT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAROLINA VINCENZA -
Owner 2:	-
Street 1:	72-74 MARGARET STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2396 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5517.000	462,500	6,600	468,400	937,500
Total Card	0.127	462,500	6,600	468,400	937,500
Total Parcel	0.127	462,500	6,600	468,400	937,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.28 | /Parcel: 391.28

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	10026
GIS Ref	
GIS Ref	
Insp Date	03/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 013.0-0001-0018.0

!1245!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	462,500	6600	5,517.	468,400	937,500		Year end	12/23/2021
2021	104	FV	441,400	6600	5,517.	468,400	916,400		Year End Roll	12/10/2020
2020	104	FV	441,600	6600	5,517.	468,400	916,600	916,600	Year End Roll	12/18/2019
2019	104	FV	341,600	6600	5,517.	497,700	845,900	845,900	Year End Roll	1/3/2019
2018	104	FV	341,600	5300	5,517.	363,000	709,900	709,900	Year End Roll	12/20/2017
2017	104	FV	320,200	5300	5,517.	316,200	641,700	641,700	Year End Roll	1/3/2017
2016	104	FV	320,200	5300	5,517.	269,300	594,800	594,800	Year End	1/4/2016
2015	104	FV	285,000	5300	5,517.	263,500	553,800	553,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:44:34

LAST REV

Date	Time
09/22/21	13:45:12

mmcmakin

USER DEFINED

Prior Id # 1:	10026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1245

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAROLINA VINCEN	59588-204		7/24/2012	Convenience	100	No	No		
	21317-206		7/1/1991		237,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2006	379	Re-Roof	8,000	C				
5/19/1999	286	Addition	23,000	C				10X18 2 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2021	Mail Update	MM	Mary M
3/21/2018	Inspected	BS	Barbara S
2/27/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	345	PATRIOT
11/6/2000	Hearing N/C		
10/23/1999	Inspected	263	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5517		Sq. Ft.	Site		0	80.	1.06	1									468,407						468,400	

Total AC/HA:	0.12665	Total SF/SM:	5517	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	468,407	Spl Credit		Total: 468,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08823037
Const Adj.:	0.97221637
Adj $ / SQ:	190.439
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628462
Depreciation:	165914
Depreciated Total:	462548

COMMENTS

SCUTTLE HOLE.. 2ND FLR INFO FROM OWNER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	5	2	1
Totals			
2	11	4	

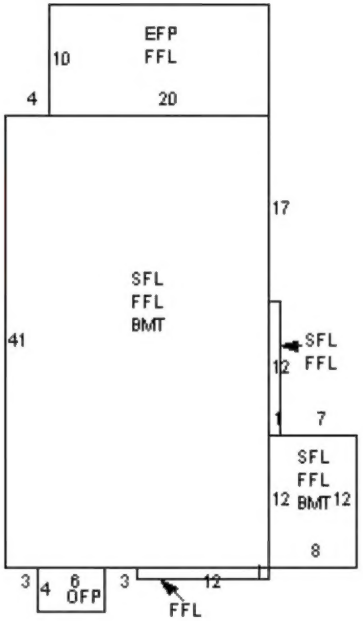
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.44
Special Features:	0	Val/Su Net:	125.00
Final Total:	462500	Val/Su SzAd	193.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,304	190.440	248,333
SFL	Second Floor	1,092	190.440	207,960
BMT	Basement	1,080	57.130	61,702
EFP	Enclos Porch	200	39.700	7,941
OFP	Open Porch	24	42.780	1,027

Net Sketched Area:	3,700			Total:	526,963
Size Ad	2396	Gross Area	3700	FinArea	2396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1927	20.95	T	40	104			5,300			5,300
19	Patio	D	Y	1	7X20	A	AV	2016	4.93	T	5	104			700			700
19	Patio	D	Y	1	6X21	A	AV	2016	5.23	T	5	104			600			600

More:	N	Total Yard Items:	6,600	Total Special Featues:	
				Total:	6,600